

Local Planning Panel

29 April 2020

1 Woolley Street, Glebe

D/2019/1416

Applicant: Weston Aluminium Pty Ltd

Architect/Consultants: Fuse Architecture

proposal

- removal of external rear stair case
- addition of new balconies to each apartment to rear of building
- new windows, doors and cladding
- new security gate to the John Street entry
- internal works

R1 zone: the development is permissible with consent

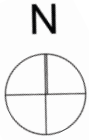
recommendation

approval subject to conditions

notification information

- exhibition from 19 December 2019 to 21 January 2020
- 53 owners and occupiers notified
- no submissions received

site





site viewed from Woolley Street



rear elevation of site view from John Street



John Street entry, rear courtyard and rear outbuilding



St James Park – looking north of site



roof of ear outbuilding and adjoining properties - looking west



adjoining properties- looking south

photomontage





proposed west elevation



proposed east elevation

compliance with key LEP and DCP standards

	control	proposed	compliance
height	9m	10.12m	no
floor space ratio	0.7:1	0.87:1m (existing FSR no change)	yes
height in storeys	2	3	no

issues

- amenity impacts
- height non compliance
- heritage and design

amenity impacts

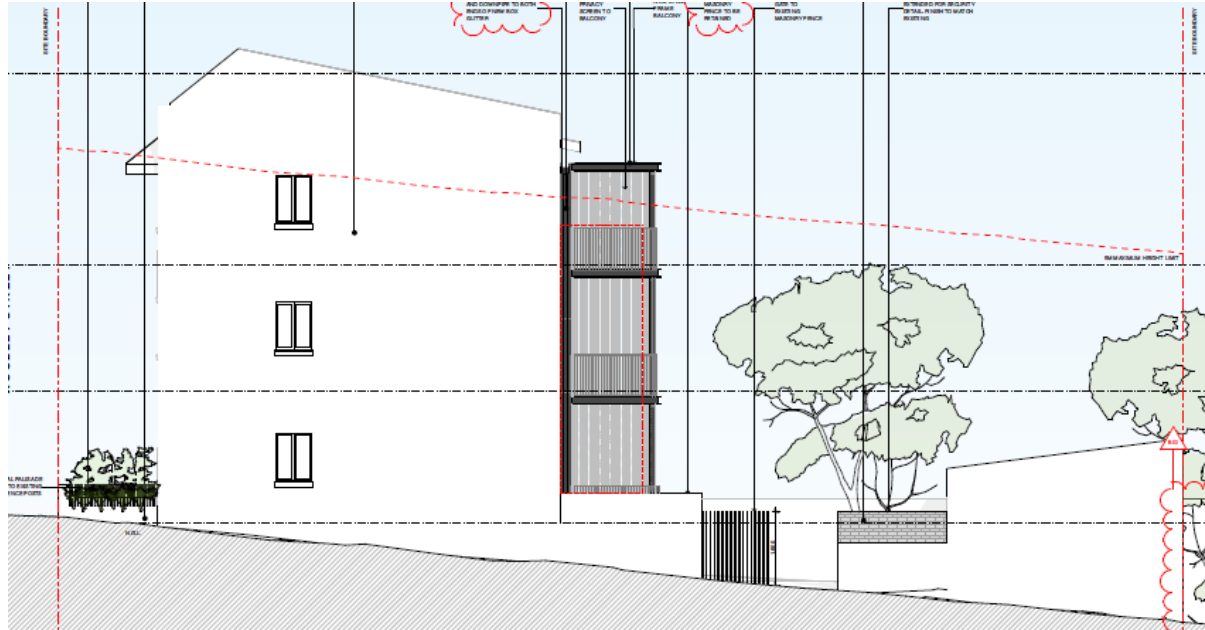
- solar impact to neighbouring properties compliant with DCP
- balconies sufficiently set away and screened from adjoining properties – reasonable level of privacy provided

height

Clause 4.6 request for non compliance with height supported

- existing building over height control
- non-compliance results from new balconies and associated new windows and doors – height of building remains unchanged
- surrounding development of similar scale
- no adverse amenity impacts from no compliance

height



9m height control in red dashed line and existing stair case in red outline

heritage and design

- proposal removes a detracting element – fire staircase
- appropriate materials, finishes and colours and facade treatment are proposed
- improve visual amenity to the building, streetscape and conservation area
- no adverse impact on the heritage significance of the area

recommendation

- approval subject to conditions